

TRACT 4

A 10.00 ACRE TRACT OUT OF THAT CERTAIN CALLED 52.77 ACRE TRACT GRANTED TO JOHN A. COLVIN, SUSAN COLVIN, AND MICHAEL BACON, RECORDED IN INSTRUMENT NUMBER 202204274, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, BEING OUT OF THE NICHOLAS WREN SURVEY NUMBER 3, ABSTRACT NUMBER 988, BURNET COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A REBAR WITH CAP (#4835) FOUND AT THE NORTH CORNER OF SAID 52.77 ACRE TRACT, BEING IN THE SOUTHWEST LINE OF COUNTY ROAD 103;

THENCE S 60°09'47" E ALONG THE SOUTHWEST LINE OF COUNTY ROAD 103 A DISTANCE OF 636.60 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET FOR THE NORTH CORNER AND POINT OF BEGINNING;

THENCE CONTINUE S 60°09'47" E ALONG SAID SOUTHWEST LINE OF COUNTY ROAD 103 A DISTANCE OF 322.60 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET FOR THE EAST CORNER, FROM WHICH A 1/2 INCH REBAR FOUND AT THE EAST CORNER OF SAID 52.77 ACRE TRACT BEARS ALONG THE SOUTHWEST LINE OF COUNTY ROAD 103 S 60°09'47" E A DISTANCE OF 150.00 FEET;

THENCE ACROSS AND THROUGH SAID 52.77 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

S 16°59'54" W A DISTANCE OF 1384.92 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET FOR THE SOUTH CORNER,
N 60°09'38" W A DISTANCE OF 322.60 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET FOR THE WEST CORNER,
AND N 16°59'54" E A DISTANCE OF 1384.90 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS.

I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS DESCRIPTION IS BASED ON A SURVEY THAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT AUGUST 22, 2022 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATION.



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